



Planning & Zoning

5200 Emerald Parkway, Dublin, OH 43017

Reviewer: Camaren Williams

Phone: 614-410-4650

cmwilliams@dublin.oh.us

PERMIT NUMBER:

#26-6002

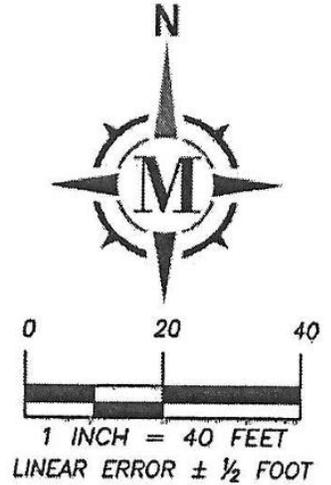
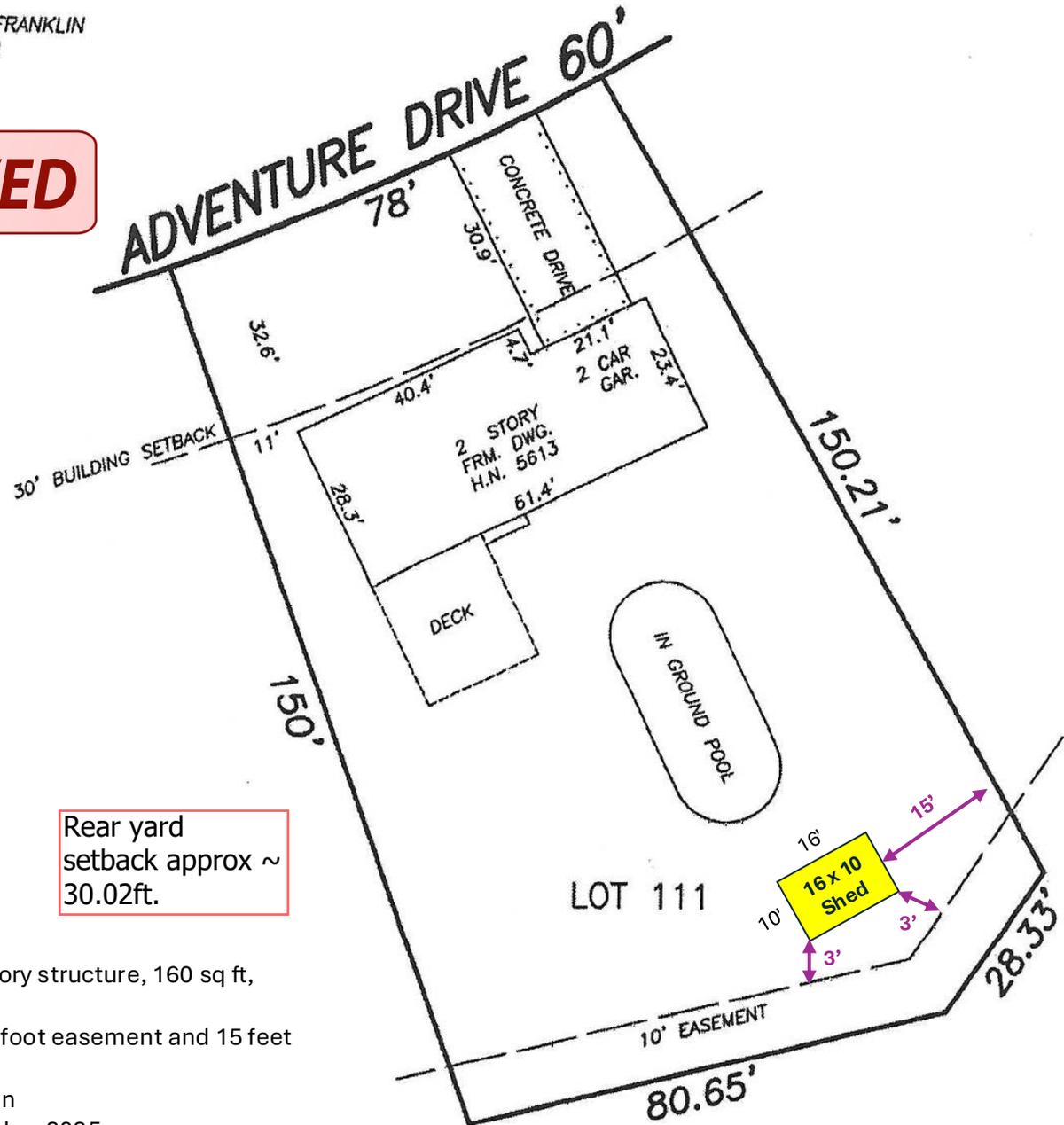
ADDRESS: 5613 Adventure Drive

Planning and Zoning Disapproval Notice

ITEM DESCRIPTION

- **Proposed shed shall not encroach easement or setbacks.** All structures including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks or other accessory structures, fences, antennae and basketball courts or other sport court shall meet setback and easement requirements.
- Setbacks, the minimum distance required from the property line to the nearest part of the accessory structure, measured perpendicularly to the property line. The setbacks that apply to this lot as required by 153.023 R-4 Suburban Residential District:
 - Side yard - minimum of 5 feet on one side, total of side yards of 15 feet.
 - Rear yard - 20% or more of the lot depth, except that a rear yard of more than 50 feet. For this lot 20% of the lot depth is approximately 30.02 feet.
- The proposed plans show the shed encroaching the rear yard setback.
- **Please revise the materials and email all revisions to the reviewer mentioned above: cmwilliams@dublin.oh.us**

NOT APPROVED



Rear yard setback approx ~ 30.02ft.

Additional notes:

- Shed is detached accessory structure, 160 sq ft, with no utilities
- Shed is 3 feet clear of 10-foot easement and 15 feet clear of side yard
- Owner is Marquette Hovan
- Date of Revision – December 2025